



Order Filed on March 9, 2021
by Clerk
U.S. Bankruptcy Court
District of New Jersey

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-2(c)

Law Offices

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In Re:

Mohammad Altaful Huq

Case No.: 17-27607-kcf

Hearing Date:

Judge: Kathryn C. Ferguson

ORDER SETTING ASIDE TAX SALE AND COMPELLING REFUND

The relief set forth on the following pages, numbered two (2) through two (2) is hereby **ORDERED**.

DATED: March 9, 2021


Honorable Kathryn C. Ferguson
United States Bankruptcy Judge

Page 2

Debtor: Mohammad Altaful Huq

Case No: 17-27607-kef

Caption: ORDER SETTING ASIDE TAX SALE AND COMPELLING REFUND

Upon consideration of Movant's motion for an Order Setting Aside Tax Sale, and good cause appearing therefore, it is hereby ORDERED that

1. The Court determines that the automatic stay of Bankruptcy Code section 362(a) barred the tax sale which took place on October 11, 2017 concerning 1039 Harmony Station Road, Block 37, Lot 10.03, Harmony Township. The tax sale is therefore void and is set aside. Harmony Township shall refund to the Movant (a) the amount paid for the certificate without interest, (b) all amounts paid for subsequent taxes with interest thereon at the rate set forth in N.J.S. 54:4-67(a), and (c) the premium paid pursuant to N.J.S. 54:5-32.
2. The lien for taxes, N.J.S. 54:5-6, is determined to have attached to the property notwithstanding the automatic stay as provided by 11 U.S.C. 362(b)(18). Consequently, Harmony Township is a secured creditor and can take whatever action it deems best to protect or enforce its interests in the property.

END OF ORDER

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In re:
Mohammad Altaful Huq
Debtor

Case No. 17-27607-KCF
Chapter 7

CERTIFICATE OF NOTICE

District/off: 0312-3
Date Rcvd: Mar 10, 2021

User: admin
Form ID: pdf903

Page 1 of 2
Total Noticed: 1

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Mar 12, 2021:

Recip ID	Recipient Name and Address
db	Mohammad Altaful Huq, 1039 Harmony Station Rd, Phillipsburg, NJ 08865-9580

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Mar 12, 2021

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on March 10, 2021 at the address(es) listed below:

Name	Email Address
Adam D. Greenberg	on behalf of Creditor Christiana T C/F CE1/FirstTrust agreenberg@hglclaw.com btemple@hglclaw.com
Denise E. Carlon	on behalf of Creditor Toyota Motor Credit Corporation dcarlon@kmlawgroup.com bkgroup@kmlawgroup.com
Ilissa Churgin Hook	on behalf of Debtor Mohammad Altaful Huq ihook@hookandfatovich.com fyablonsky@hookandfatovich.com
Karen E. Bezner	Kbez@bellatlantic.net NJ61@ecfbis.com;KarenEBeznerEsq@aol.com
Karen E. Bezner	on behalf of Trustee Karen E. Bezner Kbez@bellatlantic.net NJ61@ecfbis.com;KarenEBeznerEsq@aol.com
Kevin Gordon McDonald	on behalf of Creditor Toyota Motor Credit Corporation kmcdonald@blankrome.com bkgroup@kmlawgroup.com
Lauren Bielskie	on behalf of U.S. Trustee United States Trustee lauren.bielskie@usdoj.gov
U.S. Trustee	USTPRegion03.NE.ECF@usdoj.gov

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Date Rcvd: Mar 10, 2021

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Total Noticed: 1

TOTAL: 8